Bill Garrett Davidson County
Batch# 131977 DEEDWARR
08/22/2018 10:51:47 AM 2 pgs
Fees: $13.00 Taxes: $799.16
20180822-0083259

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2018.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES:
File No. G18-2853

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sonia Ulrich (NAME)	BBMC Mortgage (NAME)	26-6-42
101 Brockhampton Court (STREET ADDRESS)	2200 Greene Way (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Louisville, KY 40220 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Heather Ann Thompson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonia Ulrich, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 114 on the plan of Windsor Green, Phase 1, Section 1, as shown by plat of record in Plat Book 6250, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete descritpion.

Being the same property conveyed to Heather Ann Thompson, unmarried, by Deed dated June 17, 2016 from Kenneth William Thomas,. Sr. and Natalie Jane Thomas, husband and wife, recorded June 21, 2016, in Instrument Number 20160621-0063035, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Common Area conveyed to HOA in Book 7864, page 369, said Register's Office.

2. Charter of Homeowner's Association of record in Book 6396, page 542 and Book 8192, page 65, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 31, Register's Office for Davidson County, Tennessee.

4. Restrictions as recorded in Book 6406, page 929, Register's Office for Davidson County, Tennessee.

5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 101 Brockhampton Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of August, 2018.

Heather Ann Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2018, before me personally appeared Heather Ann Thompson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 21st day of August, 2018.

Notary Signature
My commission expires: 3/21/18

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066